

19. Commercial Vehicle Parking in Residential Districts

(See zoning ordinance [§ 78-500.3\(g\)](#), Parking in Residential Districts)

The Town of Herndon Zoning Ordinance User Guide series provides the public with general information on land use regulations affecting activities undertaken by the public and administered by the Herndon Department of Community Development. It is not intended to be a complete statement of all applicable regulations. Individuals are encouraged to contact the Department of Community Development at community.development@herndon-va.gov or 703-787-7380 for complete permitting requirements.

What is a commercial vehicle?

The town defines nine different categories of vehicles as commercial vehicles. Those categories are:

- (1) Any solid waste collection vehicle, tractor truck or tractor truck/semi-trailer or tractor truck/trailer combination (or any part thereof), dump truck, concrete mixer truck, towing and recovery vehicle, box type truck, flatbed truck, or heavy construction equipment, whether located on private property or on a truck, trailer, or semi-trailer;
- (2) Any trailer, semi-trailer, or other vehicle in which food or beverages are stored or sold;
- (3) Any trailer or semi-trailer used for transporting landscaping or lawn-care equipment whether or not such trailer or semi-trailer is attached to another vehicle;
- (4) Any taxicab;
- (5) Any motor vehicle licensed by the Commonwealth for use as a common or contract carrier or as a limousine;
- (6) Any truck with a registered gross weight, or gross vehicle weight rating as defined in [§ 46.2-341.4](#), Code of Virginia, of 10,000 or more pounds;
- (7) Any other trailer or semi-trailer used for commercial purposes;
- (8) Any motor vehicle or vehicle not described above, used for commercial purposes, and bearing on its exterior a commercial sign; and
- (9) Any pick-up truck, panel truck, or truck with attached, external ladder or equipment racks utilized for commercial purposes.

Can I park a commercial vehicle on residential property?

In single-family detached home neighborhoods and townhouse neighborhoods, one licensed taxicab or standard size limousine or one commercial vehicle described in category eight or one pick-up truck that is used

for a commercial purpose, but without external racks or ladders, is allowed to be parked outside of a garage. All other types of commercial vehicles are only allowed if they are parked in a fully enclosed garage, and if the garage door is nine feet or less in height. Please remember, though, that your homeowners' association may have additional restrictions on commercial vehicles. You should check with your homeowners' association to determine whether there are additional restrictions or requirements.

If a single-family detached dwelling is located on a lot that is 20,000 square feet or more in size, one step van or panel truck with a registered gross weight, or gross vehicle weight rating of 12,000 pounds or more may be parked behind the rear building line of the main building, provided that the area used for parking meets any other applicable parking requirements.

In multi-family developments, whether it is a condominium or a rental, each unit is allowed to park one licensed taxicab or standard size limousine or one commercial vehicle described in category eight or one pick-up truck that is used for a commercial purpose, but without external racks or ladders, outside of a garage in a legal parking space, or if the development has a designated parking area for such vehicles, within the designated parking area. All other types of commercial vehicles are prohibited.

Please remember though that condominiums or rental developments may have additional restrictions on commercial vehicles. You should check with your condominium association or leasing office to determine whether there are additional restrictions or requirements.

Do home-based businesses have to follow the same rules concerning commercial vehicles?

Yes, home-based businesses follow the same rules when it comes to parking commercial vehicles in residential districts.

Need more information?

Have a question regarding required permits, the permit process, or application requirements? Call 703-787-7380 or e-mail community.development@herndon-va.gov to make an appointment to see a member of the Department of Community Development.

Have a question regarding Building Permits or construction codes? Call 703-435-6850 or e-mail buildinginspections@herndon-va.gov to make an appointment to see the Building Official.

Visit the Planning and Zoning page on the Town's web site, www.herndon-va.gov to view the Department of Community Development web site for the Zoning Ordinance User Guide series or to access the town code. Town offices are located at the Herndon Municipal Center at 777 Lynn Street, Herndon, Virginia, 20170.

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